

67 Hastings Street West, Christchurch

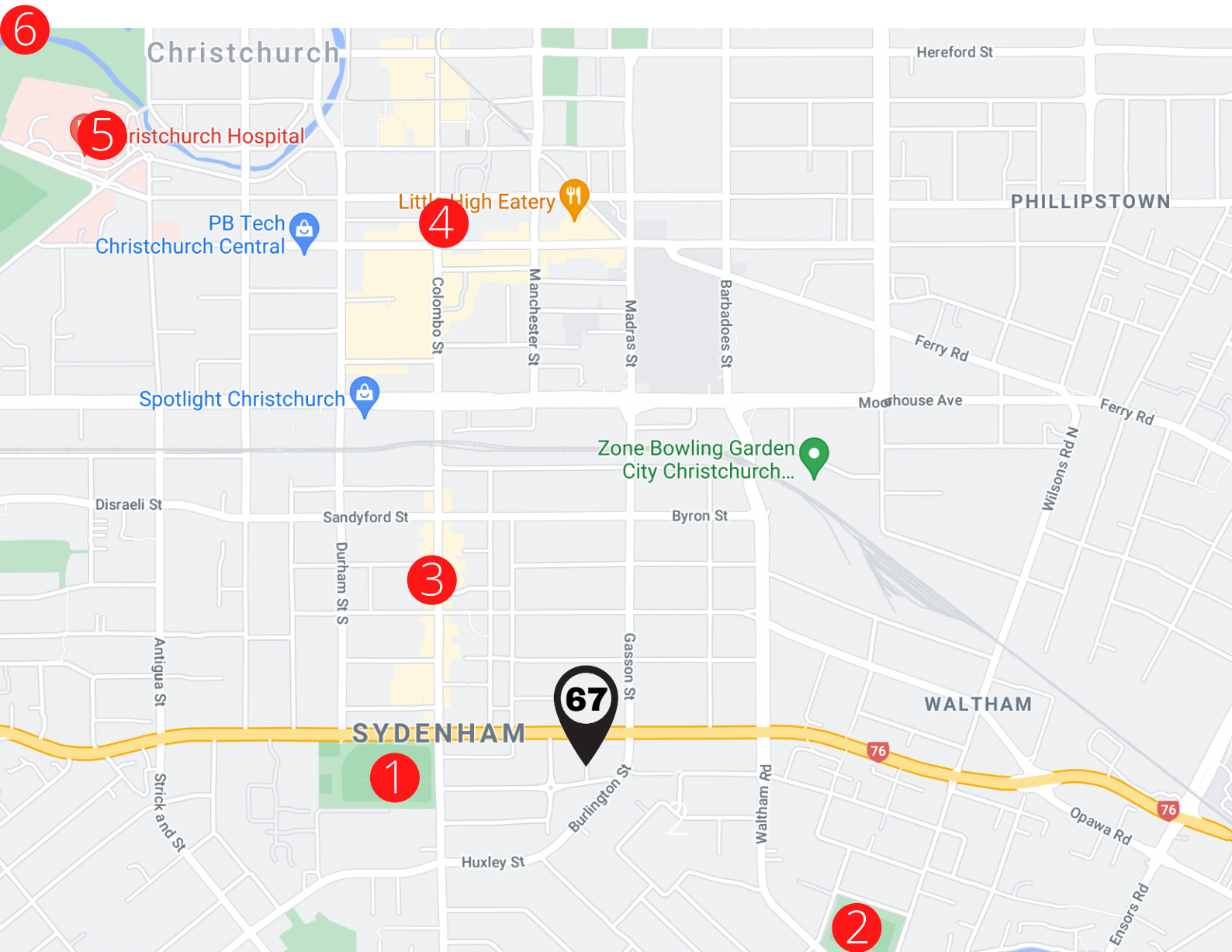
Brooksfield Heritage



BROOKSFIELD

Location

These Brookfield homes are located on the corner of Albemarle Street and Hastings Street West, only a short distance from Sydenham park and the Colombo Street shops with an easy walk or drive into the City Centre. Below are some of our favourite spots close to your next Home or Investment.



1 Sydenham Park (300m)

2 Waltham Park (1km)

3 The Colombo (850m)

4 City Centre (2.7km)

5 Hagley Park / Hospital (3.2km)

6 Christchurch Airport (11km)

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Layout

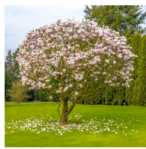
These 11 homes laid out along the quiet cul de sac of Albemarle street. They allow for both a front and back courtyard. Thoughtfully laid out with a rear carpark or detached garage. They include established planting of magnolias, griselinia hedging, cherry trees and colourful garden beds of hydrangeas and lavender.



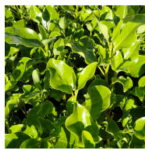
PLANT LEGEND



TYPE 1 - BOX HEDGE
Buxus sempervirens



TYPE 2 - MAGNOLIA
Magnolia lilliflora or similar



TYPE 3 - GRISELINIA LITTORALIS HEDGE
'Broadway Mint'



TYPE 4 - CHERRY TREE
'Prunus 'Accolade''



TYPE 5 FLOWER MIX
Hydrangea, Lavender, and selected flowering plants



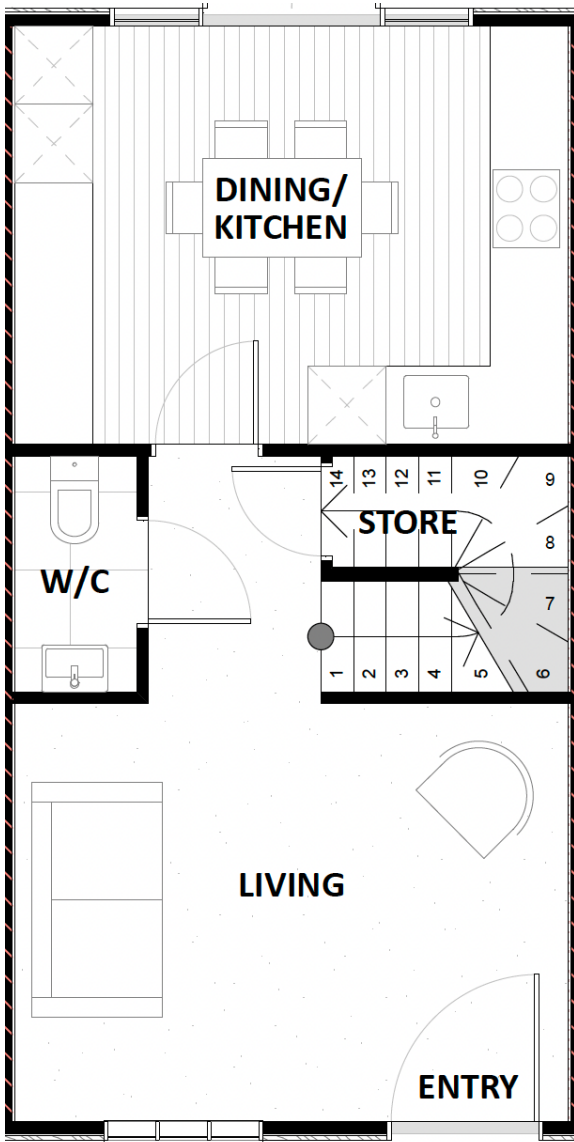
BROOKSFIELD

Design And Interior

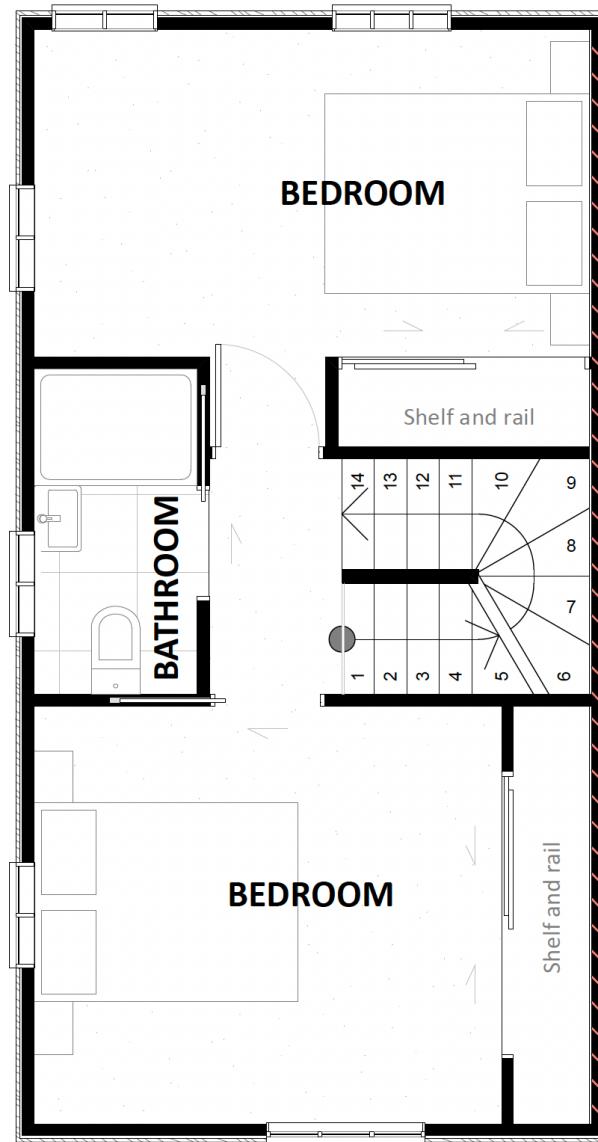
(Homes 1 & 2)

These homes have been laid out in the victorian style, by splitting the living and the kitchen/ dining with a hallway and stairs in between. Upstairs we have two large bedrooms and a large tiled bathroom.

Ground Floor



First Floor

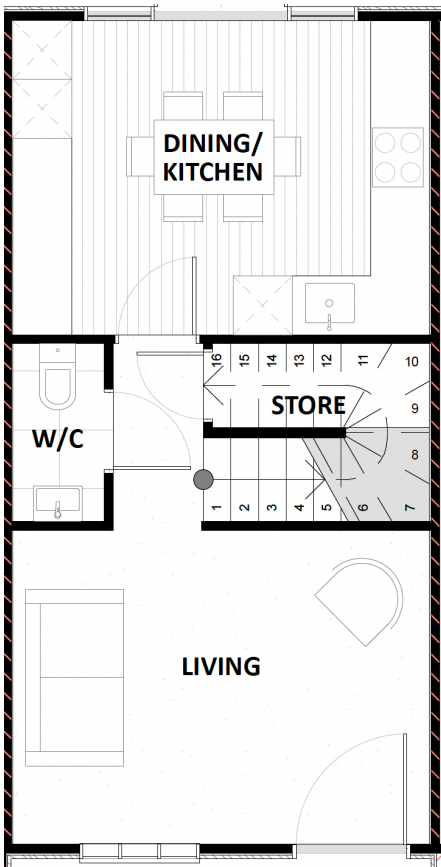


Design And Interior

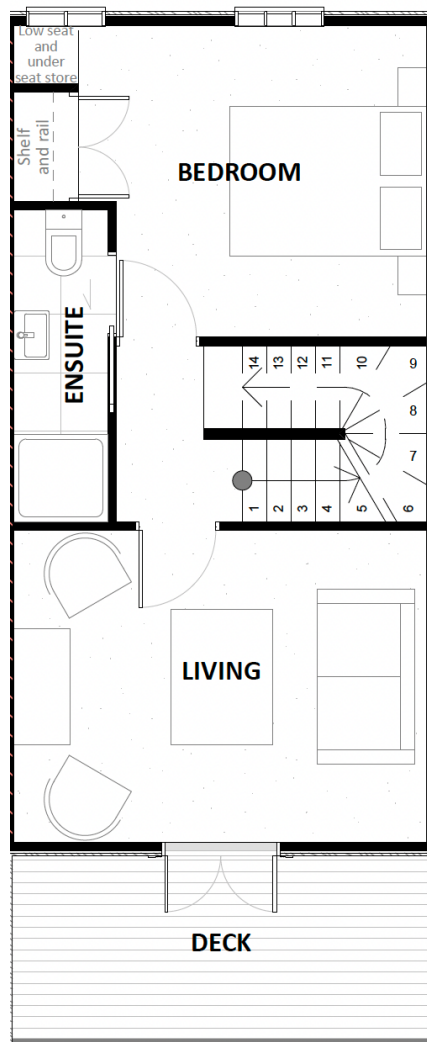
(Homes 3 - 10)

These homes are laid out across three levels, allowing for three bedrooms and two living rooms or four bedrooms and one living room. The ground floor is set out in the Victorian style with the living room, dining and kitchen split by the stairs and a separate toilet. On the first floor is the master bedroom with ensuite and a second living room (or bedroom) with access out to the covered deck. On the second floor is two more bedrooms, a large bathroom and a study nook.

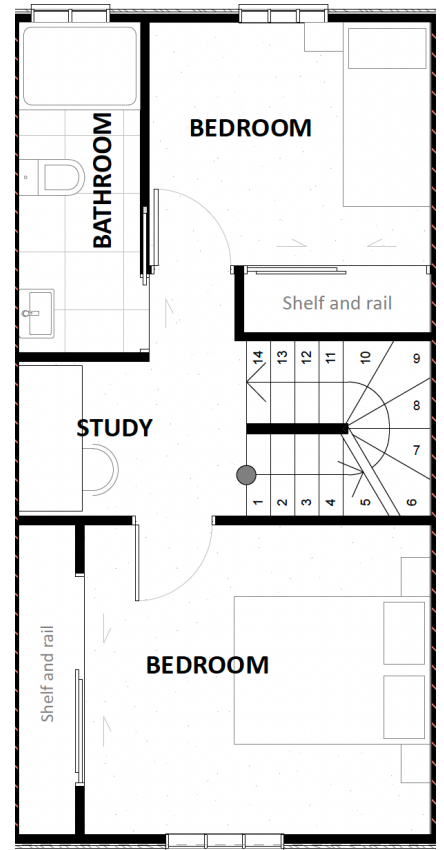
Ground Floor



First Floor



Second Floor



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Colours & Specifications

Exterior



Cladding Houses - Timber Weatherboard



Roof - Longrun roofing



Doorhandle - Schlage S-6000 keyless entry

Interior



Walls - Clover Honey, 100% natural plant based paint



Carpet - 100% NZ Wool



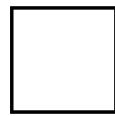
Skirtings, ceilings & doors- Quarter Clover Honey, 100% Natural plant based paint



Bathroom Floor - Tile



Bathroom Wall Tile



Kitchen Cabinets - French Country White



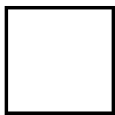
Entrance Floor Tile



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Subway Tiles



Venetian Blinds - White - Bedrooms



Wool Insulation

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Plumbing & Electrical

Plumbing



Kitchen Mixer - Heritage
Posh Canterbury - 4 Star water
rating



Toilets - Nova BTW



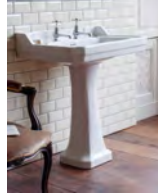
Downstairs W/C vanity



Bathroom mixers - Heritage Posh
Canterbury, 4 star water rating



Robe Hooks - Bathroom



Bathroom Vanity -Edwardian 61cm
basin and standard pedestal



Shower mixer - Heritage Posh
Canterbury



Showerhead & rail - Posh
Domaine Brass Rail Shower



Heritage toilet roll holder



Heritage glass shower tray on
tiles

Electrical



Heated towel rail - 400x600
Elan 20R



Mirror - English Classic 2 Door
Mirror Unit



Downlights - LED Switch downlight



Plugs - Iconic Switchgear



Outdoor lights - Heritage



Bathroom heater - Serene
2068 heater

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Appliances



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Smeg Freestanding Dishwasher



Heat Pump - Fujitsu - KW dependant on size to meet tanancy act



Laundry Tub - Extra Thick Steel Tub & Cabinet

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RENTAL APPRAISAL

67 Hastings Street West - 3 Bedroom Home

16th May 2022



Thank you for the opportunity to provide a rental assessment on the 3 bedroom homes situated at 67 Hastings Street West.

These homes feature 3 bedrooms and two separate living areas which make them an ideal rental option for professionals, families and students alike. A full tiled bathroom on the second floor serves as the family bathroom while an ensuite serves the first level master bedroom and a guest WC is on the ground level.

After viewing the information supplied including plans and renders, research into current listings available and recently rented statistics, I believe a fair market rent would be between **\$595 - \$615** per-week for an unfurnished, long-term rental.

Please don't hesitate to make contact if you have any questions about the rent appraisal.

Thanks,

A handwritten signature in black ink, appearing to read 'Sue Banks'.

Sue Banks
Senior Property Manager
Phone: 021 257 7882
Email: sue@brooksfeld.co.nz

DISCLAIMER: Please be advised that all rental estimates are based on the information provided at the time of the assessment, and take current market rent into consideration. Brookfield Property Management gives no guarantee as to the amount of rent that will be achieved. The market is the final arbiter.

BROOKSFIELD

— PROPERTY MANAGEMENT —

021 257 7882 | brooksfeld.co.nz

SHEET INDEX

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A002	SITE BOUNDARY PLAN
A003	LANDSCAPING PLAN
A100	FLOOR PLAN
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A201	ELEVATIONS & GARAGING PLAN
A300	VISUALISATIONS
A301	SKETCH VISUALISATIONS

BROOKSFIELD
— HERITAGE —

PROJECT NAME
Albemarle Mews

PROJECT ADDRESS
67 Hastings Street West
Sydenham
Christchurch

DRAWING NO. REVISION

A001 B

DRAWING NO.
SITE PLAN

SITE PLAN GENERAL NOTES

- Contractor to confirm all dimensions on site.
- All drawings to be read in conjunction with engineering/consultants documentation.
- Confirm all existing services on site.
- Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.
- All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.
- Sediment controls to be taken during the construction process. To be read in conjunction with Environment Canterbury's "Erosion and Sediment Control Guideline 2007".
- Provide stabilized entry pad & wash down area for contractor vehicles in accordance with ECAN sediment control for small sites.
- A runoff diversion bund will be included in the site access way if required. sediment on footpaths and roads will be removed as soon as practicable.
- All sediment control measures & structures are to be installed prior to major earthworks and are to be checked and maintained every day.
- Stockpiles to be covered with impervious sheet.
- Excavated topsoil is to be spread around the site and flatted where possible. The rest is to be removed from site. While stored on site all soil is to be covered with impervious sheet.
- Work area shall be protected by site fencing to comply with F5.

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per TA District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway / Paved Area
Exposed aggregate concrete, 100mm slab with SE62 reinforcing on AP40 Grade engineering fill compacted in 150mm layers
- 1:100min falls as shown, typically away from dwelling
- finish to have slip resistance to comply with NZBC D1/AS1
- Vegetation
Refer to Landscape Design for further detail.

PROJECT INFO:

Address: 67 Hastings Street West
Sydenham
Christchurch

Legal Description: Lot 73, 74 75 & 76 DP 664

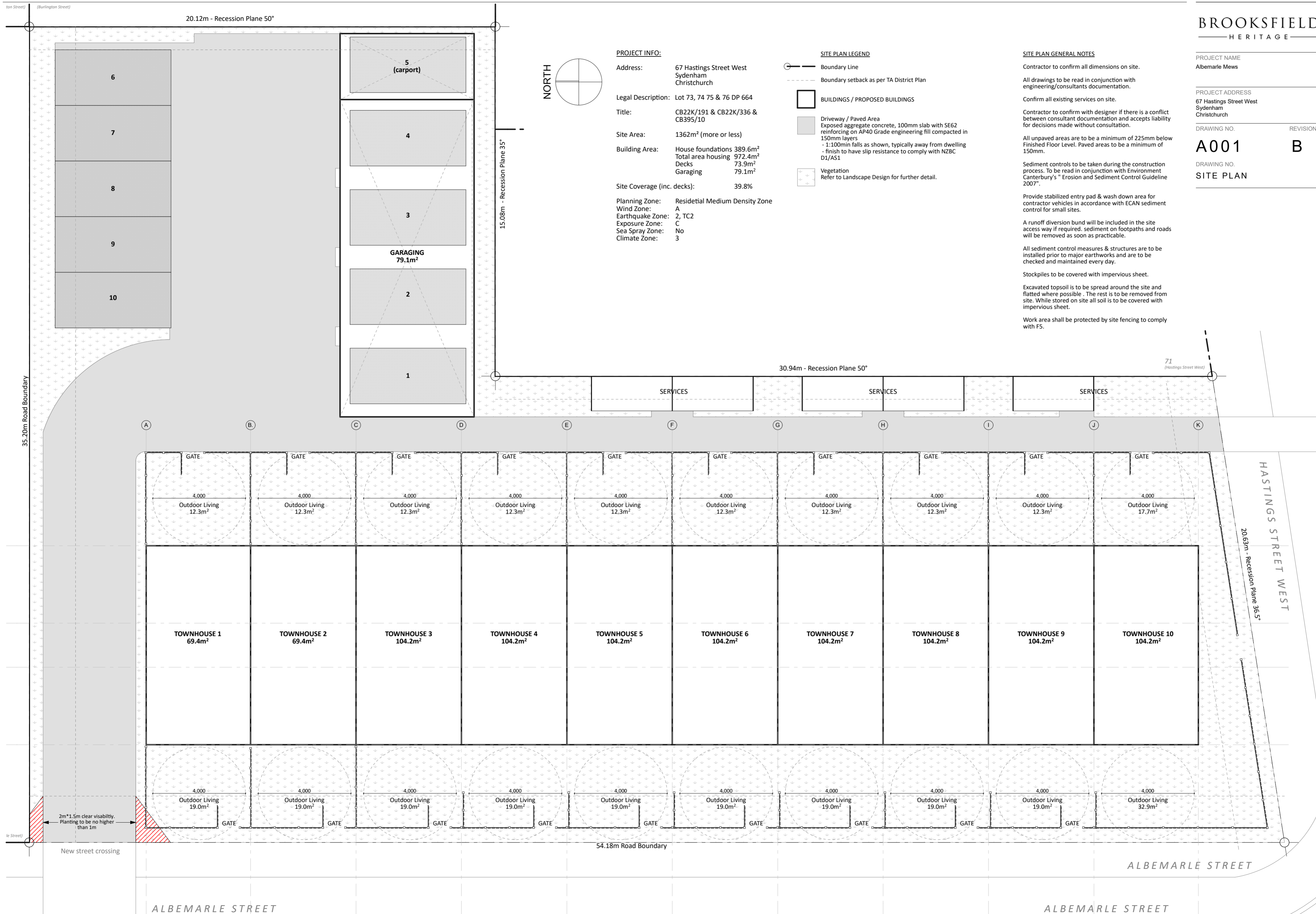
Title: CB22K/191 & CB22K/336 & CB395/10

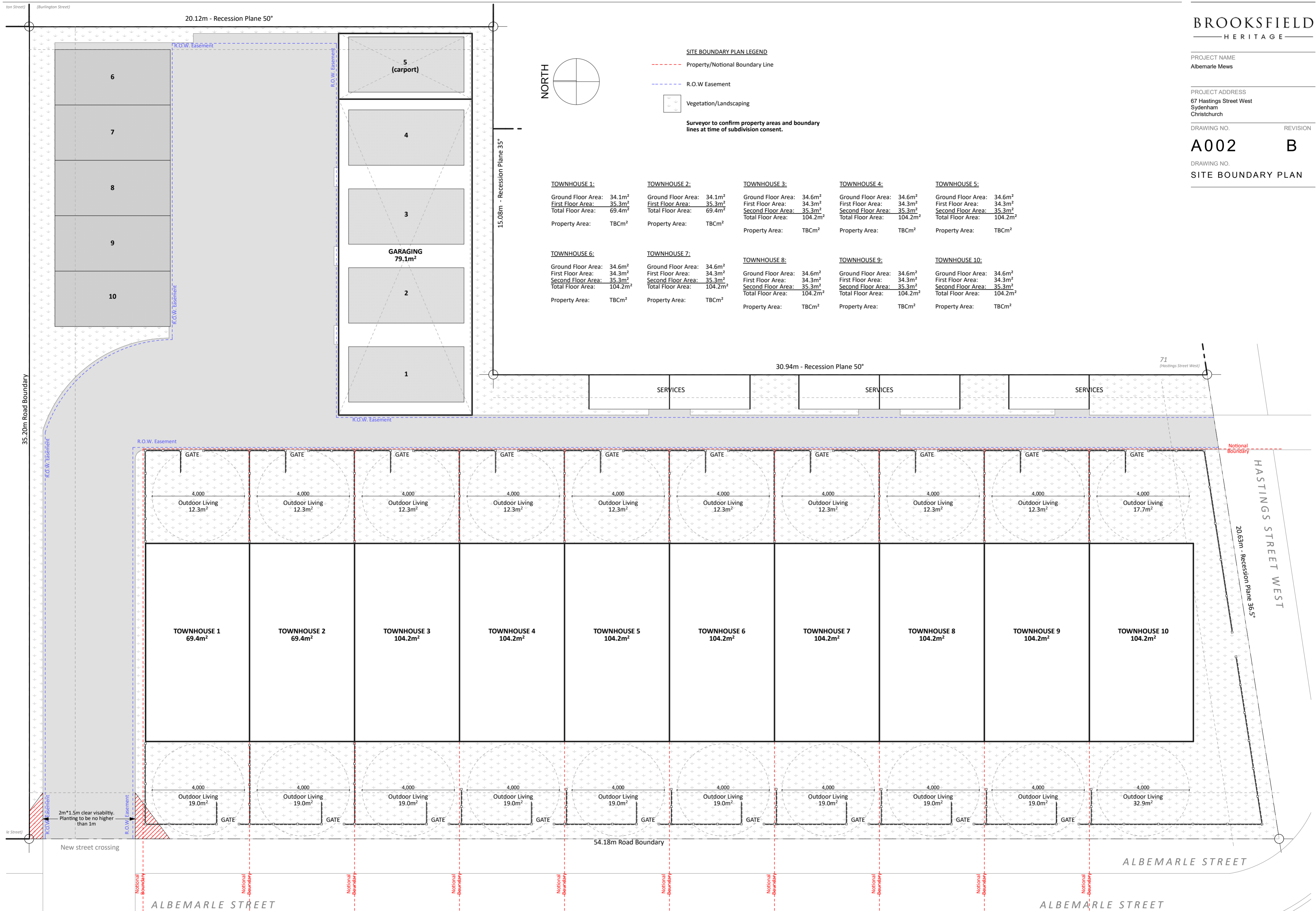
Site Area: 1362m² (more or less)

Building Area: House foundations 389.6m²
Total area housing 972.4m²
Decks 73.9m²
Garaging 79.1m²

Site Coverage (inc. decks): 39.8%

Planning Zone: Residential Medium Density Zone
Wind Zone: A
Earthquake Zone: 2, TC2
Exposure Zone: C
Sea Spray Zone: No
Climate Zone: 3





0. SITE BOUNDARY PLAN
SCALE 1:100

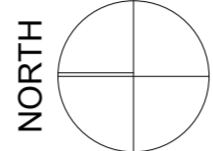
20.12m - Recession Plane 50°

15.08m - Recession Plane 35°

30.94m - Recession Plane 50°

20.63m - Recession Plane 36.5°

35.20m Road Boundary



PROJECT NAME
Albemarle Mews

PROJECT ADDRESS
67 Hastings Street West
Sydenham
Christchurch

DRAWING NO. REVISION

A003 B

DRAWING NO.
LANDSCAPING PLAN

LANDSCAPING LEGEND

- Grass area
- Planting area
- native grasses planted, 1 / m2 approx to suit
- medium bark chip finished
- Lime Chip Area
- lime chip finished
- Paver
- 600x600 concrete pavers
- Patio
- formed with 100mm concrete slab

Notes:
 - All Trees to be 1.5m (min) height at time of planting
 - Planting beds to be medium bark chip finished
 - Landscaping areas to be 50% trees, 50% shrubs
 - For planting refer to **Plant Legend**

LETTERBOX



- 10x Box Design letterbox at front boundary with street number and unit lettering

PLANT LEGEND



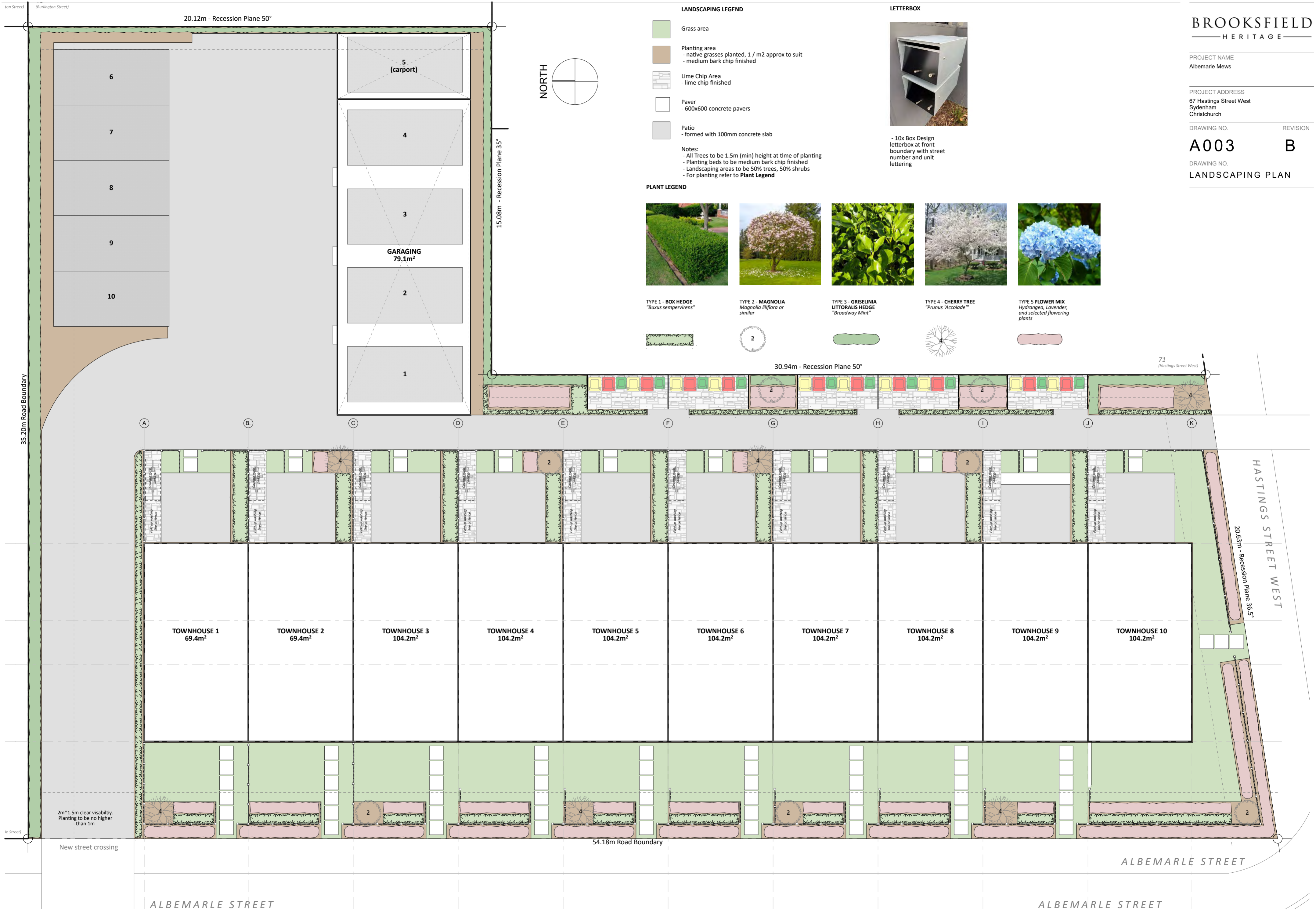
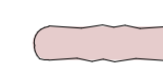
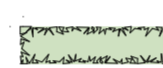
TYPE 1 - BOX HEDGE
Buxus sempervirens

TYPE 2 - MAGNOLIA
Magnolia lilliflora or similar

TYPE 3 - GRISELINIA LITTORALIS HEDGE
"Broadway Mint"

TYPE 4 - CHERRY TREE
"Prunus 'Accolade'"

TYPE 5 FLOWER MIX
Hydrangea, Lavender, and selected flowering plants



2m*1.5m clear visibility. Planting to be no higher than 1m

New street crossing

54.18m Road Boundary

ALBEMARLE STREET

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PROJECT NAME
Albemarle Mews

PROJECT ADDRESS
67 Hastings Street West
Sydenham
Christchurch

DRAWING NO. REVISION

A100 B

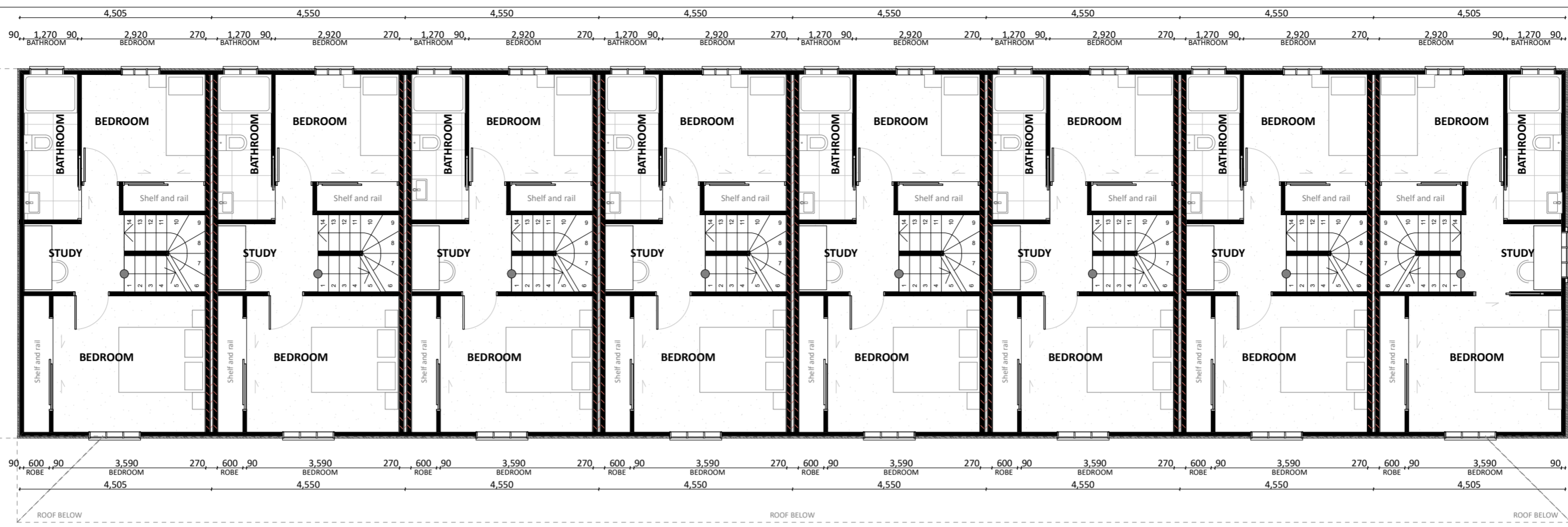
DRAWING NO.
FLOOR PLAN

LEGEND - WALLS

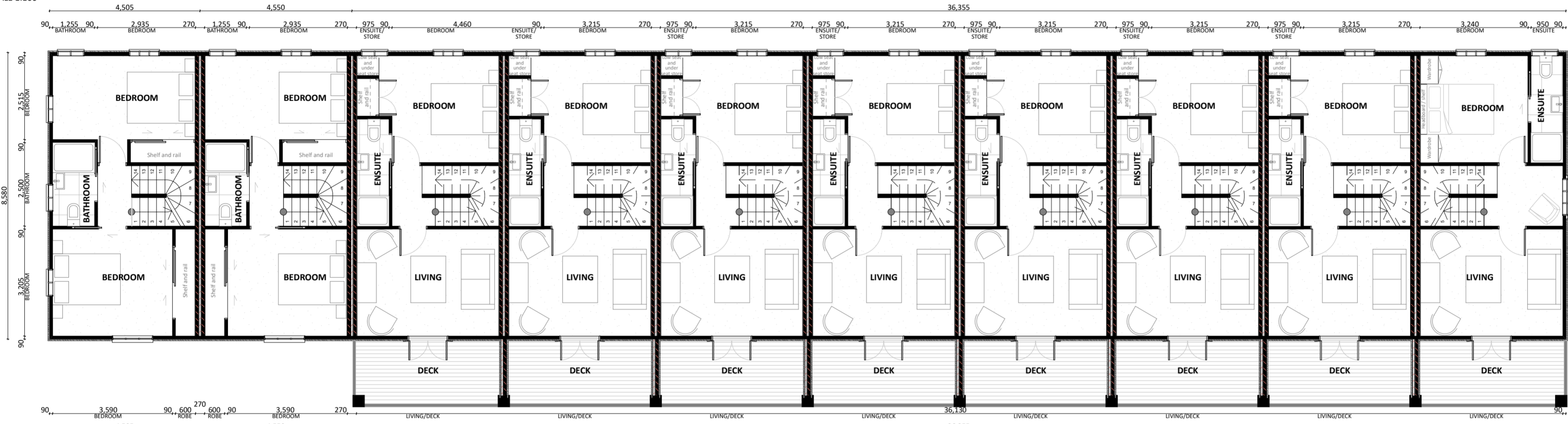
- 90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- 16mm Southern Pine Products bevel-back weatherboard
- 90mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides
- 140mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides
- Resene Construction Systems INTA120a Intertency System (external wall)
- 16mm Southern Pine Products bevel-back weatherboard
- 20mm drained cavity
- 16mm Southern Pine Products bevel-back weatherboard

GENERAL NOTES:

- All entries and exits to be in accordance with NZBC D1/AS1.
- Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/table 2.
- Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.
- Kitchen bench top to comply with NZBC G3/AS1.
- Refer to Door and Window schedules for lintel sizes.
- Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.
- Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 with hush facility (3.0m radius)
- All exposed fixings to be stainless steel
- Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.
- Contractor to furnish and install all hardware unless noted otherwise.
- Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall scone and accessory locations.



3. SECOND FLOOR PLAN
SCALE 1:100



2. FIRST FLOOR PLAN
SCALE 1:100



1. GROUND FLOOR PLAN
SCALE 1:100

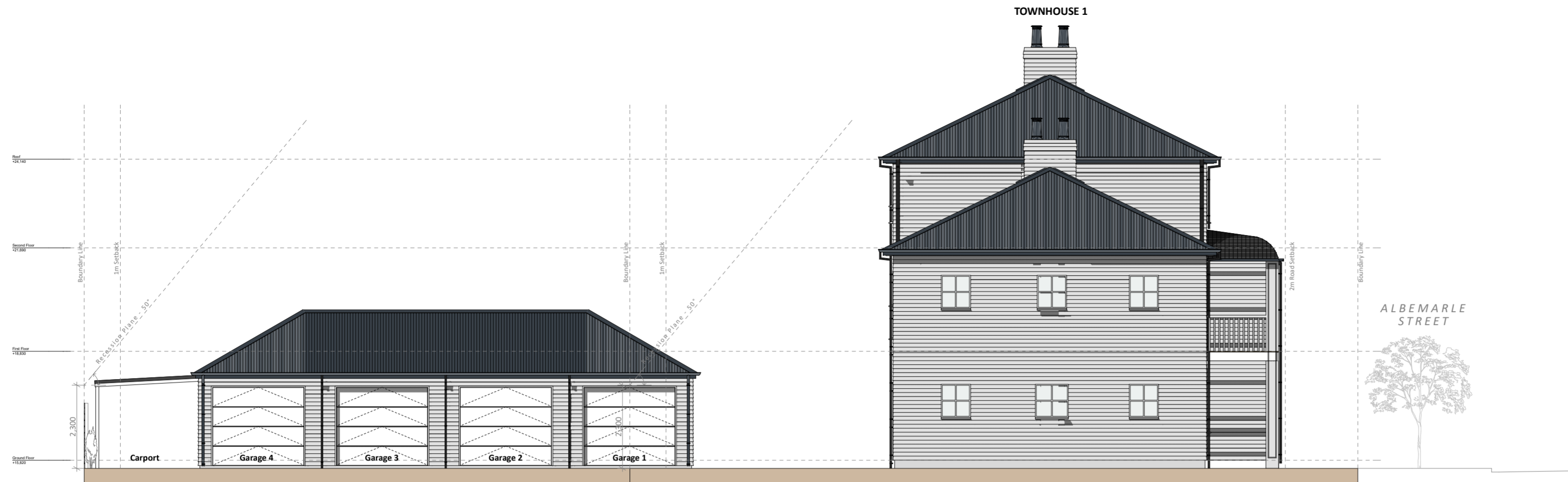
LEGEND
Roof
 - Diamond Corrugate Colorsteel Endura roof cladding over Thermkraft Covertex roof underlay
 - Colour to be selected by Brooksfeld Living

Horizontal Weatherboard
 - Southern Pine Products Bevel-back weatherboard installed as per manufacturers specifications on 20mm drained cavity over wall underlay.
 - Colour to be selected by Brooksfeld Living

Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan

Downpipes to be 80Ø, finish & colour to match roofing (UNO)

APL powder coated aluminium exterior windows and doors in selected finish
 - Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1



E01 NORTH ELEVATION
SCALE 1:100



E02 EAST ELEVATION TOWNHOUSES
SCALE 1:100



E04 WEST ELEVATION
SCALE 1:100

LEGEND

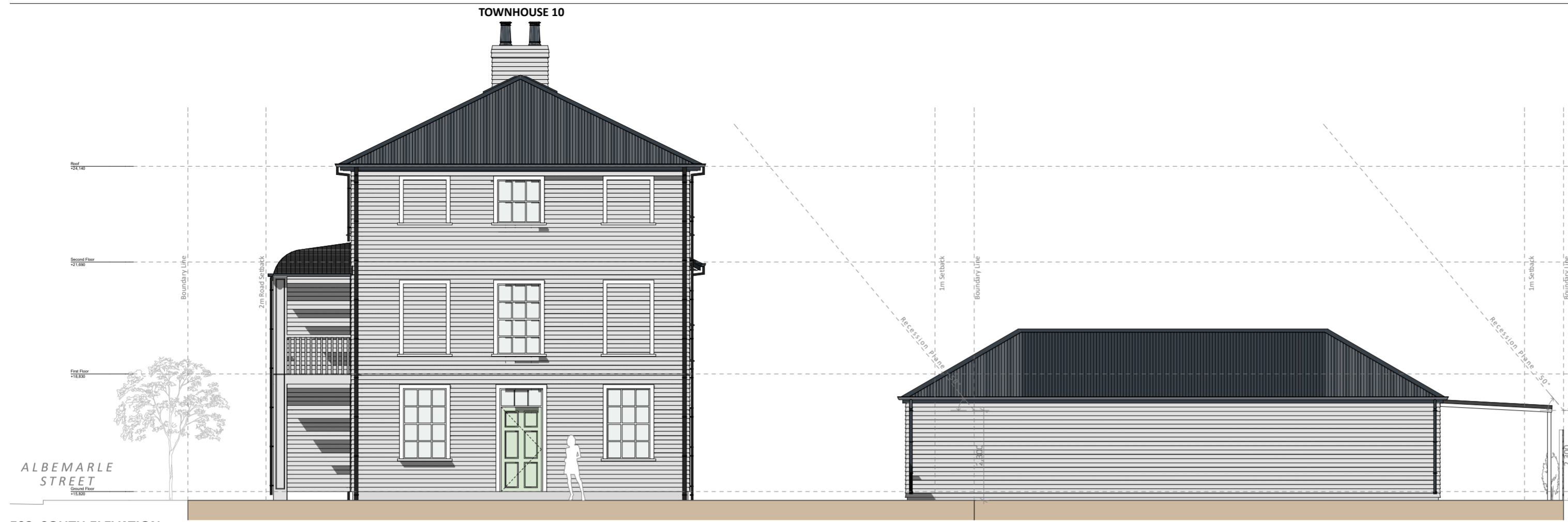
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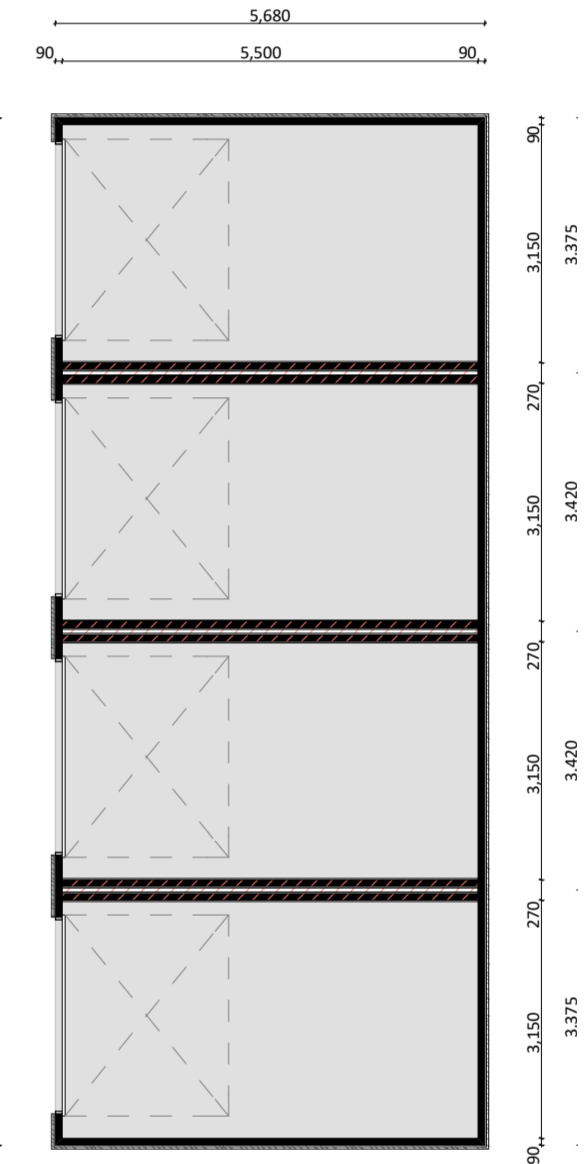
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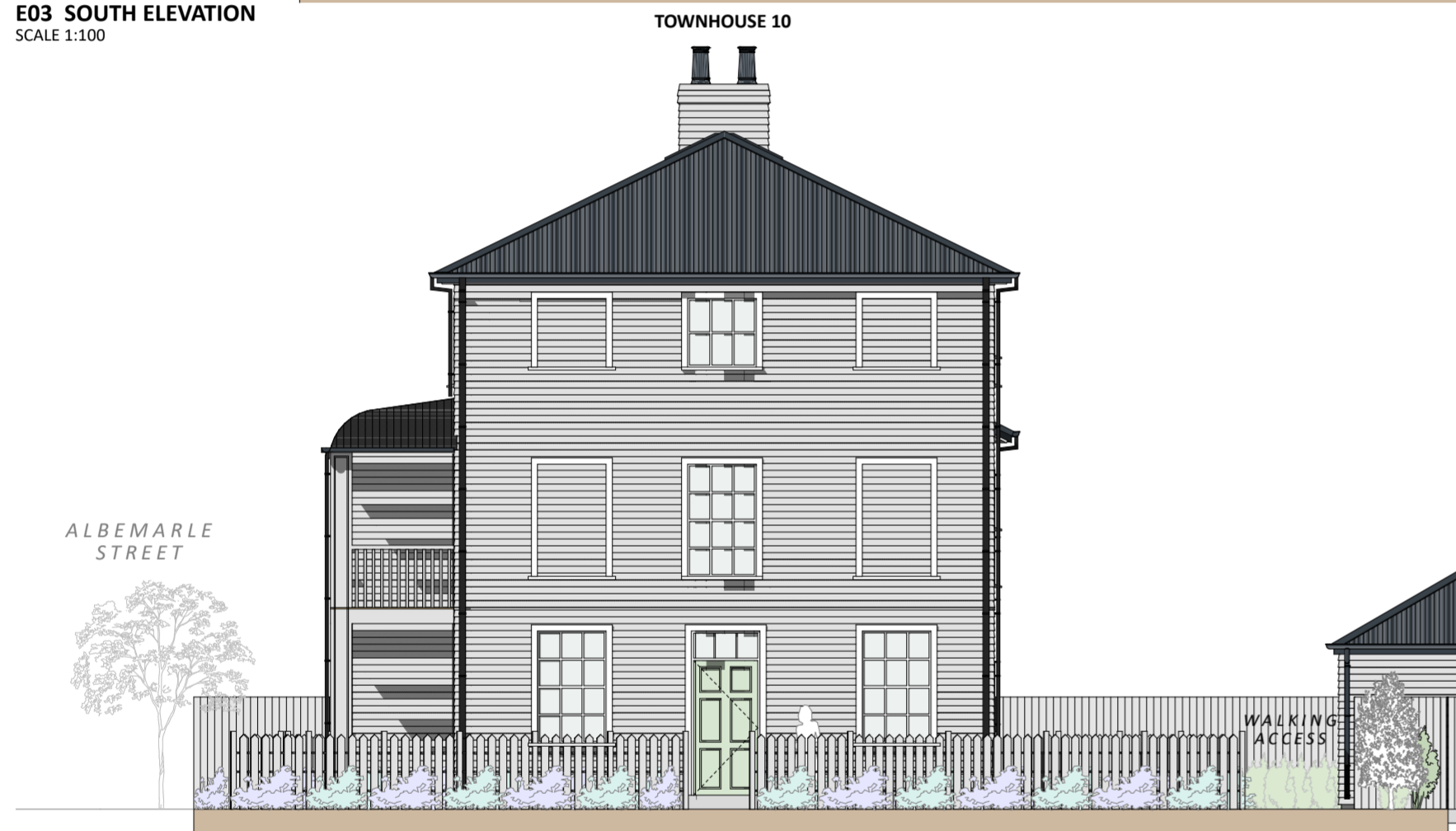
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E-03 SOUTH ELEVATION
SCALE 1:100



1. GARAGE FLOOR PLAN
SCALE 1:100



E-05 HASTING STREET W. ELEVATION
SCALE 1:100



E-06 ALBEMARLE STREET ELEVATION
SCALE 1:100

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2	1	1 Carpark	70m2	\$699,000.00
House 2	2	2.5	1 Carpark	70m2	\$699,000.00
House 3	3	2.5	1 Carpark	104m2	\$779,000.00
House 4	3	2.5	1 Carpark	104m2	\$779,000.00
House 5	3	2.5	1 Carpark	104m2	\$779,000.00
House 6	3	2.5	1 Carpark	104m2	\$779,000.00
House 7	3	2.5	Single Garage	104m2	\$809,000.00
House 8	3	2.5	Single Garage	104m2	\$809,000.00
House 9	3	2.5	Single Garage	104m2	\$809,000.00
House 10	3	2.5	Single Garage	104m2	\$815,000.00

Expected Start

May 2022

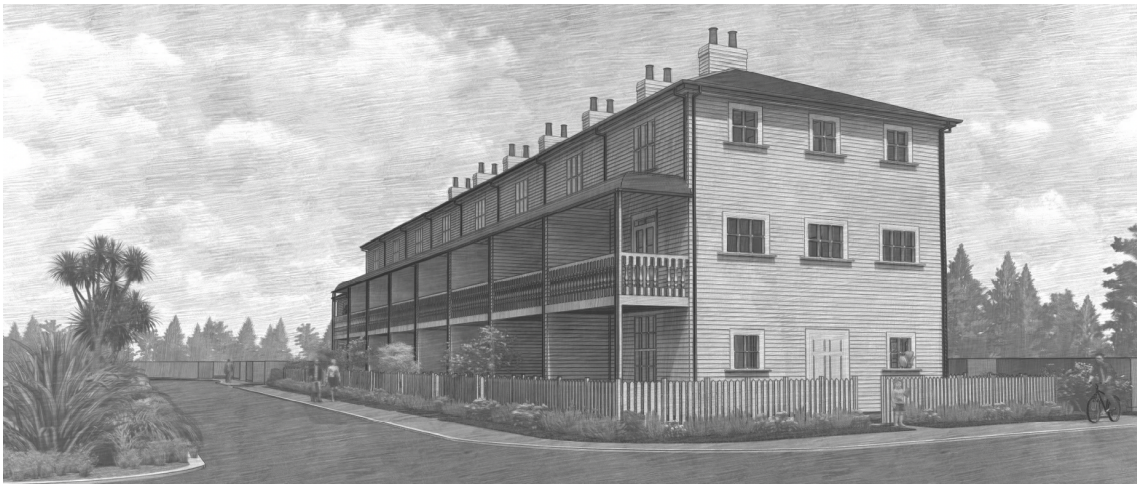
Expected Completion

December 2022

Title Type

Fee Simple

All prices include a full turnkey property, meaning it includes everything ready to move into on settlement.



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